

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
ZONING TASKFORCE MEETING HELD ON JULY 9, 2007  
(Approved August 20, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, July 9, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, John Doering, Jr., Timothy Roland and Rosemarie C. Miller.

Also in attendance was Township Planner Wayne Grafton of The Grafton Association and Walter Woessner, Vice-Chair, East Coventry Township Planning Commission.

The meeting was called to order at 7:10 p.m.

Painter Sketch Plan

Motion by Mr. Preston to deny the Painter Sketch Plan. Seconded by Mr. Doering. The motion passed unanimously (5-0-0)

Atlee reviewed mail and all applicants other than Painter agreed to a 90-day extension.

**1. PUBLIC COMMENT**

Public Comment by Walt Woessner. A new culvert was installed in Schoolhouse Road. Mr. Woessner witnessed new culvert installation and was impressed. Tamping for compaction occurred on the new culvert but does not occur with sewer installation. Mr. Woessner is concerned that sewer people are not following a similar procedure for compaction. Also, the sewer contractor is to keep stones clear of road. It was determined that ARRO is responsible for inspections and should be notified. Mr. Rinehart shall discuss these issues with Mr. Flaharty of Arro Consulting. Three issues are:

1. Tamping for compaction around pipe;
2. Tamping of backfill to the surface;
3. Remove loose stone at road surface.

Also maintenance of temporary paving along with general clean-up needs to improve on the sewer construction work.

Mr. Preston raised issue as to Jack Koury's legal opinion relative to the payment of a bonus for employees being submitted via email. An e-mail was not deemed appropriate by Mr. Preston.

**2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION**

Meeting commenced with review of Articles 16 through 19. Wayne Grafton handed out exhibits which will be utilized as part of the Appendix. Several edits to Articles 16 through 19 were suggested.

- Section 1503.D next to last line – removed “s” from “expert”

- Section 1505.C.3.i – second line – corrected “plain” [from plan]
- Section 2505.C.4 – first line – changed “thirty” to “forty-five (45)”
- Section 1506.C – second line – added “and produce notification to the satisfaction of the Zoning Hearing Board”
- Section 1509.A – deleted last 2-1/2 lines...”and not the circumstances or conditions generally created by the provisions of this Chapter in the neighborhood or district in which the property is located.
- Section 1600.B.9 first line change “corner stakes” to “iron pins” and add “on each corner with plastic cap notifying the pin as a corner for each lot.”
- Section 1600.B.12 – end of section line add word “to”...those areas...
- Section 1601.A – check UCC with demolition permit requirements.
- Section 1601.A – second paragraph add to last line ...issued “within ten (10) additional days, or issue a non-compliance notice.”
- Section 1601.A – third paragraph add to last line ...issued “within ten (10) additional days or issue a non-compliance notice.
- Section 1602 – add word “FLOODPLAIN” to title
- Section 1703.A – changed wording according to MPC – “once in one newspaper”
- Section 1703.B – add “applicant shall provide certification receipts” and Township shall send notice by “certified mail.”
- Section 1800.C.5 – Is this a statutory requirement or can it be shortened?
- Section 1801.A – third from last line added structure,...”or other non permanent structure,” hedge, ....
- Section 1900.D – third paragraph, next to last line – change “area” to “footprint.”
- Section 1900.E- line seven – change “area” to “footprint.”

### **3. ADJOURNMENT**

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

John Doering, Jr.  
Township Secretary